# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

9 Retreat Place, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,050,000		&		\$1,155,000				
Median sale p	rice								
Median price	\$1,900,000	Pro	operty Type	Hou	se		Suburb	Port Melbourne	
Period - From	01/01/2021	to	31/03/2021		So	urce	REIV		

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/157-159 Bay St PORT MELBOURNE 3207	\$966,000	15/05/2021
2	9 Norma Barnett La PORT MELBOURNE 3207	\$1,190,000	13/03/2021
3	386 Ross St PORT MELBOURNE 3207	\$1,200,000	19/02/2021

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

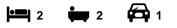
17/06/2021 11:12



9 Retreat Place, Port Melbourne Vic 3207







**Property Type:** Townhouse (Single) Agent Comments David Lack 03 8671 3777 0418 996 265 dlack@bigginscott.com.au

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price March quarter 2021: \$1,900,000

# **Comparable Properties**



2/157-159 Bay St PORT MELBOURNE 3207 (REI)



Price: \$966,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res)



9 Norma Barnett La PORT MELBOURNE 3207 Agent Comments (REI/VG)



Price: \$1,190,000 Method: Auction Sale Date: 13/03/2021 Property Type: House (Res) Land Size: 105 sqm approx

386 Ross St PORT MELBOURNE 3207 (REI)



Agent Comments

Agent Comments

Price: \$1,200,000 Method: Sold Before Auction Date: 19/02/2021 Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.